



8 Jamaica Road, Worcestershire, WR14 1TU

£1,200 PCM

This spacious three-bedroom semi-detached house on Jamaica Road offers a delightful blend of comfort and convenience. The accommodation briefly comprises a spacious living room, kitchen diner and conservatory, whilst the first floor has 3 bedrooms and a bathroom.

One of the standout features of this home is the lovely patio and garden at the rear, providing an ideal space for outdoor relaxation and enjoyment.

The location is particularly advantageous, as it is in close proximity to a variety of local amenities, with the convenience of being near Malvern Link train station. Additionally, the property is situated near reputable primary and secondary schools, making it an excellent choice for families. Available immediately.

Entrance

Part-glazed external door opens to the entrance hall with double-glazed windows to the front and side aspect. Lino flooring. Stepping in through the front door in the internal hallway with doors leading to living room and stairs up to the first floor.

Living Room 14'1" x 12'1" (4.3 x 3.7)

Part-glazed door opens to the living room, which has wood-effect flooring and a large double-glazed window to the front aspect. Gas fire with marble effect surround and wooden mantle. Recess with shelving and a radiator.

Door leading to...

Kitchen / Dining Room 12'9" x 9'6" (3.9 x 2.9)

Part-glazed door opens to the kitchen/dining room. Wood effect flooring throughout. Space and plumbing for a washing machine and further space for a dishwasher. Gas cooker and four-ring hob with extractor above. Sink with mixer tap and drainer. Base and eye level units. Side door to lean too at the side of the property, door to the cloakroom and double patio doors leading to the conservatory. Double-glazed window with views of the garden to the rear aspect.

Cloakroom

Towards the back of the dining area there is a WC with a low level WC and wash hand basin

Conservatory

Double-glazed patio doors open to the conservatory. Double doors leading to the patio and garden. Wood effect flooring. UVPC constructed on a brick base with double-glazed windows to the side and rear aspect.

Garden

The garden comprises a large patio area, lawn and green house and established shrubs and trees.

Bedroom One 10'2" x 9'6" (3.1 x 2.9)

Carpet flooring, double-glazed window to the rear aspect and radiator.

Bedroom Two 12'1" x 8'2" (3.7 x 2.5)

Carpet flooring, double-glazed window to the front aspect and radiator.

Bedroom Three 9'2" x 8'10" (2.8 x 2.7)

Carpet flooring, double-glazed window to the front aspect and radiator.

Bathroom

Fitted with a white suite comprising a low flush WC, wash hand basin, panel bath with mains shower over. Door to the airing cupboard. Radiator and double-glazed obscured window to the rear aspect.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Managed

This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will

be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

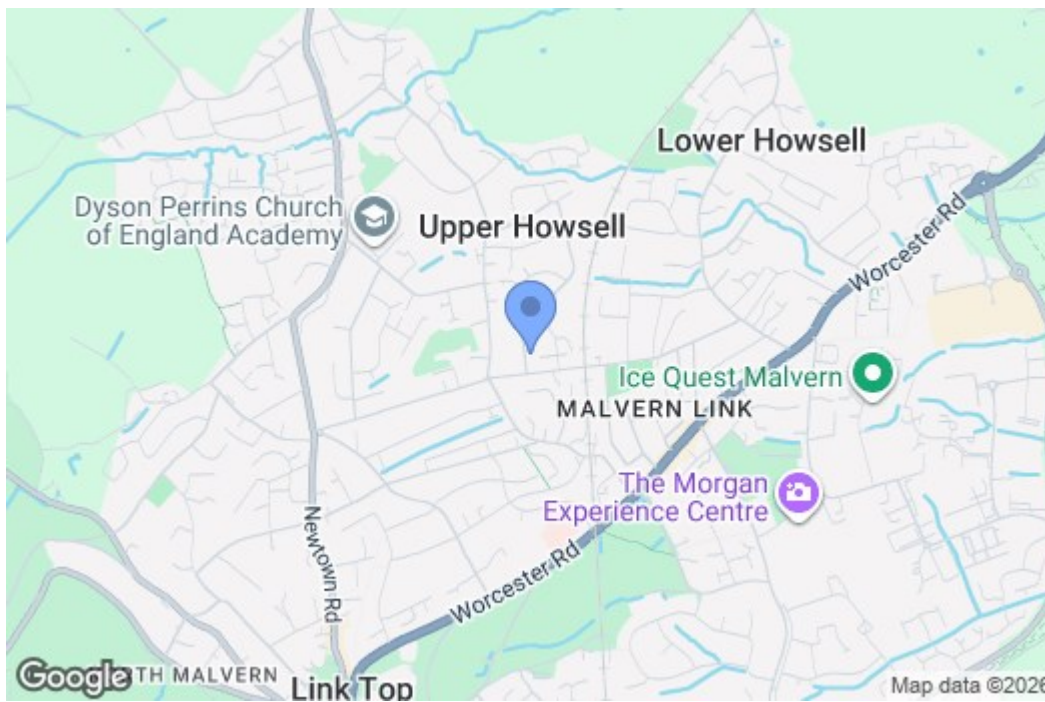
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

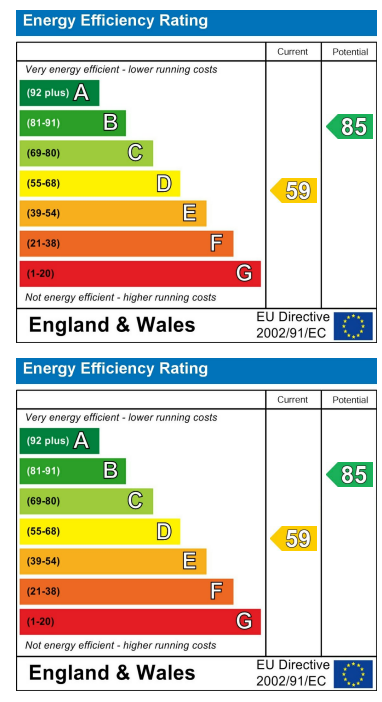
Please ask a member of staff if you have any questions about our fees.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.